

PLAN COMMISSION

City of Kaukauna
Council Chambers
Municipal Services Building
144 W. Second Street, Kaukauna



Thursday, April 06, 2023 at 4:00 PM

MINUTES

Meeting called to order by Chair Penterman at 4:00PM.

1. Roll Call.

Members present: Michael Avanzi, John Moore, DPW John Neumeier, Mayor Tony Penterman, Ken Schoenike, Pennie Thiele

Member(s) absent: Giovanna Feller

Other(s) present: AP Lily Paul, PCDD Joe Stephenson, Samuel Dickman Sr. & Samuel Dickman Jr. of Dickman Real Estate, Caitlin LaJoie of Briohn Building Co, Peyton Paquin of Briohn Building Co, Brian Roebke of the Times Villager

A motion was made by Thiele to excuse the absent member. Schoenike seconded the motion. The motion passed unanimously.

2. Approval of Minutes.

a. Approve Minutes from March 23, 2023 Meeting

Moore made a motion to approve the minutes from March 23, 2023 meeting. Neumeier seconded the motion. Motion passed unanimously.

3. New Business.

a. Final Plat Review – Hurkman Heights 4

AP Lily presented the Final Plat of Hurkman Heights 4: A 26-lot single family development just south of I-41. This final plat shows the requested addition of a bulb at the west end of Setter Drive and the proper easements.

Avanzi made a motion to approve Hurkman Heights 4 Final Plat and pass onto Common Council with the following conditions:

- All utility and drainage easements are completed on the Plat
- An easement to the property that the existing stormwater pond is adjacent to is granted to the City of Kaukauna
- Easement Release language for Storm Water and Drainage Easements is approved by City Attorney
- Easement Release Language for Temporary cul-de-sac is approved by City Attorney

Schoenike seconded the motion. The motion passed unanimously.

b. Site Plan Review – Central Land Company III; Parcel 20002700

AP Lily presented a Site Plan for Parcel 20002700 adjacent to Commerce Crossing, in the Town of Vandebroek. The property is 30+ acres and features two building phases. The first phase is the West building at about 121,000 square feet. The proposed use is Distribution and Warehousing. The second phase is the East building at about 105,000 square feet. The use of this building is light manufacturing. All setback, height and parking requirements is being met. The façade is precast concrete wall panels which is Landscaping will have to be adjusted for future utility easements. The lighting plan shows an average foot-candle of 0.0 on the perimeter of the property. Concerns of truck traffic was addressed: estimating 110 trucks per day, with the majority being box trucks. There are no noise or odor concerns within either building. There will be 25-30 charging stations for electric box trucks. Employee charging stations are in the 5 year plan.

Mayor Penterman made a motion to approve the site plan with the following conditions:

- The parcel is annexed into the City of Kaukauna
- The parcel is rezoned appropriately
- Evergreen Drive and Sidewalk is extended to CTH CC (Rosehill Road)
- Developer, Staff and Kaukauna Utilities will work together to make sure landscaping is not in the way of utilities
- Driveway permit on CTH CC is approved by Outagamie County Highway Department
- Outagamie County Drainage Board Approval
- Prior to issuance of building permits, must obtain Storm Water and Erosion Control permits from Engineering Department

Moore seconded the motion. The motion passed unanimously.

4. Other Business.

There was no other business.

5. Adjourn.

Avanzi made a motion to adjourn the meeting. Moore seconded the motion. All voted aye. Meeting adjourned at 4:21 PM.